IN OR 1170/725
ESMT OR 1547/1052
2010 DEST DW/MH

WINDSOR JEFFERY W
44001 KINGBIRD DRIVE
CALLAHAN, FL 32011-1097

2023

01-1N-24-0000-0003-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

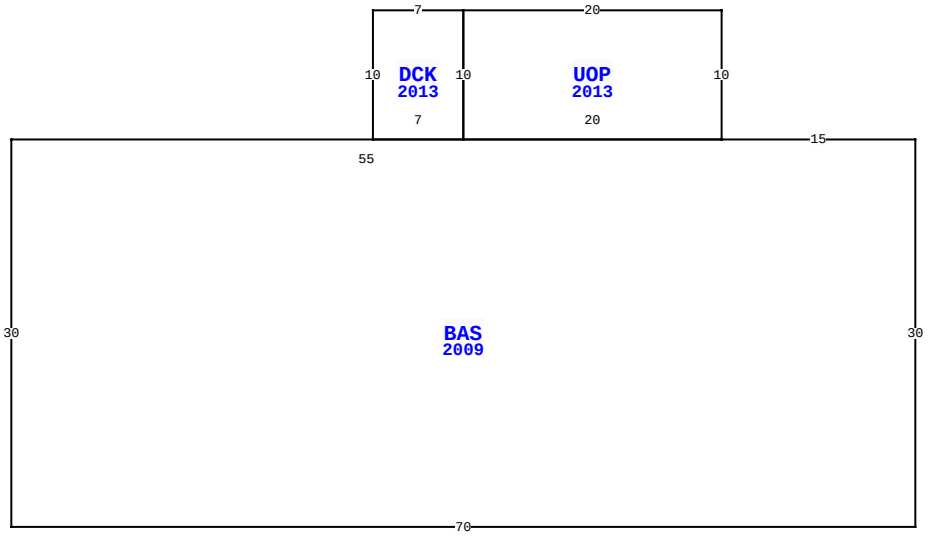
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	127,859
DCK	70	15	10	609
UOP	200	25	50	3,045
TOTALS	2,370		2,160	131,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	131.7800	92.25	199,260	2009	2009	0	0	0	34.00	66.00

2 M/H 94+ – 0% - 0 Heated Area: 2100 HX Base Yr



44001 KINGBIRD DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	131,512
TOTAL MARKET OB/XF VALUE	3,985
TOTAL LAND VALUE - MARKET	57,900
TOTAL MARKET VALUE	193,397
SOH/AGL Deduction	25,248
ASSESSED VALUE	168,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,149
TOTAL JUST VALUE	193,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5217	CO ISSUED	0	09/28/2009
MH5217	MH MOVE-ON	0	08/01/2009
M14772	MECH OTHER	0	08/01/2009
P13904	OTHER	0	08/01/2009
E0412326	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0725	9/11/2003	WD	U	V	01	100

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: WINDSOR JEFFERY W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 UOP=[YR=2013] N10 W20 DCK=[YR=2013] W7 S10 E7 N10$ S10 E20 $ W55 S30 E70 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	2004	2004	3	24	695	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,985

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,900							

REVIEW DATE 05/13/2019 BY TWA Total Acres: 1.93 Total Land Value: 57,900 Market: 0 Agricultural: 0 Common: 57,900 PRINTED 08/02/2023 BY SYS